DESIGN AND ACCESS STATEMENT
& HERITAGE REPORT

in support of

FULL PLANNING APPLICAITON AND LISTED BUILDING CONSENT
FOR WINDWOWS REPLACEMENT

at

THE QUEEN'S HEAD,
144 STOCKWELL ROAD,
LONDON SW9 9TQ

MAY 2025

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

CONTENT

1 INTRODUCTION & SITE CONTEXT..... **3**

2 HERITAGE STATEMENT / SITE LOCATION & CONTEXT..... **4**

2.1 HERITAGE STATEMENT / SITE DESCRIPTION..... **5**

2.2 SITE PHOTOS..... **7**

3 EXISTING / PROPOSED FLOOR PLANS..... **8**

3.1 EXISTING ELEVATIONS..... **9**

3.2 PROPOSED ELEVATIONS..... **10**

3.3 EXISTING WINDOW DETAILS..... **11**

3.4 PROPOSED WINDOW DETAILS..... **12**

4 PLANNING POLICIES & PLANNING STATEMENT..... **13**

5 CONCLUSIONS..... **14**

1. INTRODUCTION & SITE CONTEXT

This full planning and listed building application seeks approval for the alteration of the existing windows at the upper floor of The Queen's Head Pub, located at 114 Stockwell Road, London SW9 9TQ.

The current condition of the windows is beyond repair due to their age and proonged lack of maintenance.

This document, comprising the Design, Access, and Heritage Statement, has been prepared in support of the planning application and sets out the rationale and justification for the proposed works.

Additional supporting information, including the schedule of conditions and architectural drawings, is submitted alongside this application.

The proposal has been carefully developed in accordance with relevant national and local planning policy guidance.

BLOCK PLAN, SCALE 1:500

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

2.0 HIRITAGE STATEMENT
SITE LOCATION & CONTEXT

The Queens Head is located on the west side of Stockwell Road in the borough of Lambeth in southwest London. Stockwell Road is just over 1km long and runs northwest-southeast between Stockwell underground station in the north and Brixton Road to the south.

The pub is located half way down the road, just south of Stockwell Green. The townscape is varied and comprises Victorian town houses and 20th century developments as well as pockets of earlier architecture.

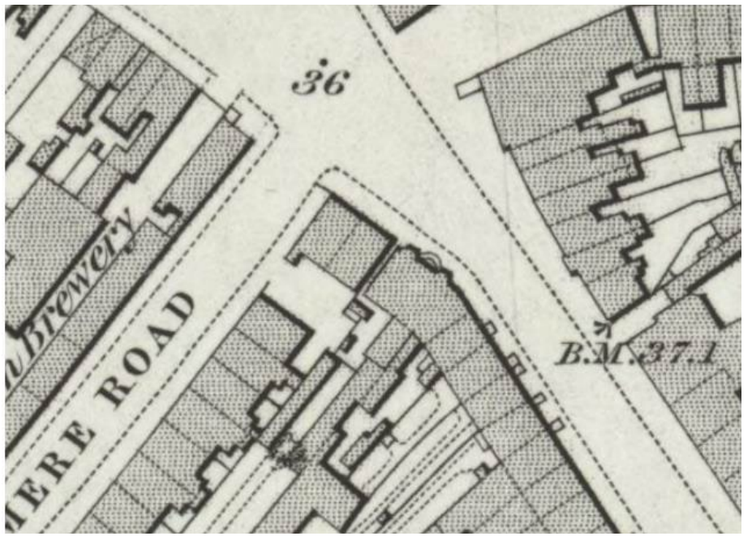
To the north of the property is a small area known as Stockwell Green, a triangular parcel of land that was developed in the late 18th and early 19th century with three storey Georgian and Victorian terraces. To the south is a grade II listed two storey symmetrical terrace with shop units on the ground floor with residential above. A plaque dated 1786 is displayed on the front elevation. Opposite is a two storey, 20th century brick office building. To the rear of the property is the modern complex of Stockwell Primary School.

Stockwell Road itself is a busy thoroughfare which bisects the residential suburb with mainly Victorian terraced housing to the west and 20th century housing developments to the east.

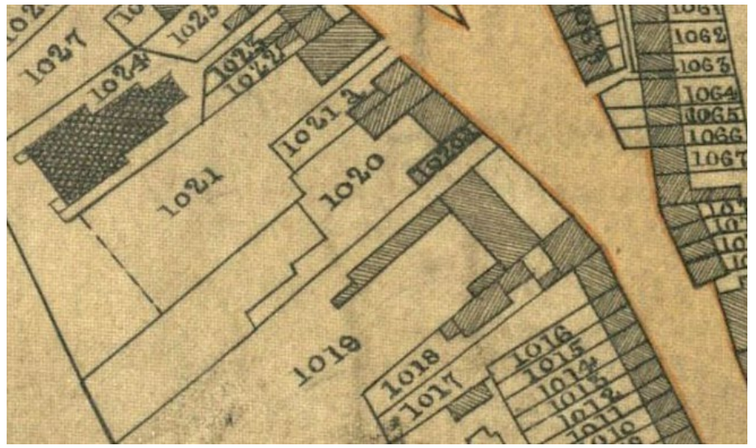
The Queens Head was constructed in the late Georgian era and adapted in the late 19th century to provide a pub frontage at ground floor. The property is constructed from London stock brick over three stories plus a basement. The building is double pile with an M shaped roof behind a simple parapet, three bays wide with double height canted bays on the first and second floors with very shallow hipped roofs. These were likely added in the early 19th century along with stairwell to the rear. The windows to the front elevation display larger 2/2 sash windows at first floor level compared to the smaller 2/2 sash windows at second floor level, in adherence with classical hierarchy principles of providing a principal room at the first floor level. The first floor windows display sash horns which would suggest a post 1850 date.

The pub has retained the Victorian shopfront with a curved fascia above four Doric pilasters. A central double glazed door with rectangular transom light and deep panelled stallrisers are later replacements. The single storey extension to the north with a door was added in the early 20th century.

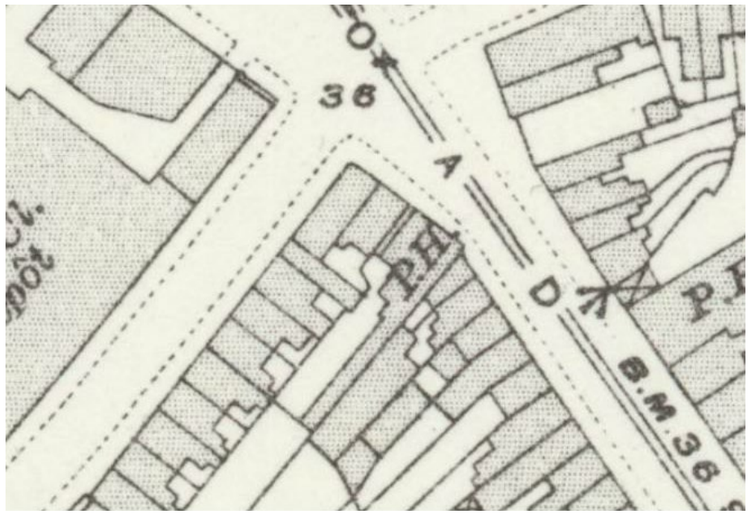
To the rear, a variety of single storey and full height extensions were added in the 19th and 20th centuries. Analysis of historic maps would indicate that the rear outriggers were redeveloped more than once. Internally, many historic features have survived, including floorboards, fireplaces and joinery, although modern fixtures and fittings have caused some damage at first and second floor levels. The plan form of the ground floor has also changed, with rear extensions increasing the footprint of the pub, and the removal of some external walls creating a more open plan space than the original pub would have experienced. The interior of the pub is therefore less sensitive to change.



OS map Surveyed 1871, Published 1877



1842 - Tithe map
This is the first map to show Queens Row as individual cottages. Plot 1018 which now shows a building hard against Stockwell Road, but with a different angled frontage (as is evident today) is likely the subject property.



OS map Revised 1913, Published 1916
The subject property is now identified as a public house.

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

2.1 HIRITAGE STATEMENT
SITE DESCRIPTION

Designation:

Grade II; date first listed 27th March 1981

Description:

Building of Regency appearance with alterations. Three storeys; 2 windows which are canted oriels running through 2 upper floors and having wood moulded and dentilled cornices and sash windows. Another central window on second floor. Painted brick with parapet. Late C19 ground floor public house front with panelled stallrisers but modern glazing. Included for group value.

SIGNIFICANCE

Evidential Value

As a general rule, the evidential value of a building or area is closely associated with the age, survival and quality of its physical attributes and the understanding these provide on the use and evolution of the building or place. At a wider scale the survival of a historic building and patterns of development can also feed into an understanding of local vernacular building traditions, typologies and sociocultural developments over time or particular periods. Notable physical attributes include - topography; a building or area's plan form; the relationship between roads, spaces, built form and planting; the date, form and material palette used within an area, and the architectural treatment employed for buildings and structures within an area.

The Queens Head may well have been constructed as part of the brewery development / expansion of the brewery on the south side of Stockwell Green (acquired in 1851 by the Waltham Brothers Brewery) in the early-mid 19th century. The building reflects the pattern of development of Stockwell at a time of flux between rural backwater and city suburb with two large breweries on the green providing industry and employment to the area. The subject property provides us with little in the way of unique evidence about past human experience and is of no particular age in archaeological terms.

Based on the above, the evidential value of The Queens Head is considered to be low-medium.

Historical Value

The historical value of a site or place tends to be illustrative or associative. In the case of the illustrative value of a heritage asset this is principally derived from how its age, form, fabric and presentation contributes to illustrating the story of past events, people and aspects of life – or social and economic conditions illustrative of a particular point in time. The associative value of a heritage asset is principally derived from how its physical attributes can help bridge the gap in time and understanding between events, movements or people, formally associated with a place.

The subject property forms part of the historic local scene in this part of Stockwell and has been a feature of the townscape for around 200 years. The building has historical value in terms of illustrating the transformation of the area from a rural district of open fields and farmland during the late 18th century to a residential and commercial suburb in the 19th century as a result of the success of the breweries and improvements in transport. The building retains its original setting to the south of Stockwell Green and has group value with the terrace immediately to the south. However, the remaining character of the area has been substantially changed with 20th century redevelopment replacing the earlier Victorian terraces. The building has no clear, documented associations with any local or national figures of note, nor any clear or demonstrable relationship to notable historic events.

The property has undergone several alterations since it was first constructed to accommodate the changing needs of the pub over time. New extensions to the side and rear have eroded the historical significance of the building, whilst the principal façade was altered to provide a ground floor pub front and two, double height canted bays between the first and second floor levels, with 2/2 sash windows (first floor with horns). The ground floor façade is late 19th century, reflecting the style of licensed ale houses in the suburbs of London at this time.

The historical value of this asset is therefore considered to be low-medium.

Aesthetic Value

Architectural and artistic interests derive from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression.

The Queens Head is a generally modest and unremarkable late 18th / early 19th century public house which has been altered in terms of plan form and appearance in the intervening years. The building is constructed of red brick, typical materials of the area, and has simple detailing which adds to its architectural character. The later 19th century shop front and canted bays add to the interest of the building, but the internal alterations and heavily altered rear elevation detract from the aesthetic value of the property. The building is not designed by an architect of any local or regional note. The building has townscape value as a result of its group setting.

The aesthetic value of the property is considered to be low.

Communal Value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined as "…..places that people perceive as a source

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

of identity, distinctiveness, social interaction and coherence."

The building has communal value in so far that it has formed part of the local scene for over 200 years and has thus featured in the day to day lives of those who have patronised the pub and those who live, work and pass through the area. The pub is a familiar sight within the street scene but there is little to distinguish this building from many other similar pubs of the same age and character within the wider area and it is its contribution to group value that is most important. This communal value is local in its focus and the building does not have any particular regional or national symbolism or value. Communal value is therefore considered to be low.

Setting

The setting of The Queens Head is derived from its location on the Stockwell Road, just to the south of Stockwell Green. The The setting of The Queens Head is derived from its location on the Stockwell Road, just to the south of Stockwell Green. The neighbouring terrace at 148 to 166 Stockwell Road contributes to the setting of the pub. The redevelopment of the wider area, including the school to the rear and Draymans Court to the north (which replaced the brewery) has eroded the setting of the listed building.

Given the above, the significance that setting has on the subject property is considered to be low.

2.3 SITE PHOTOS

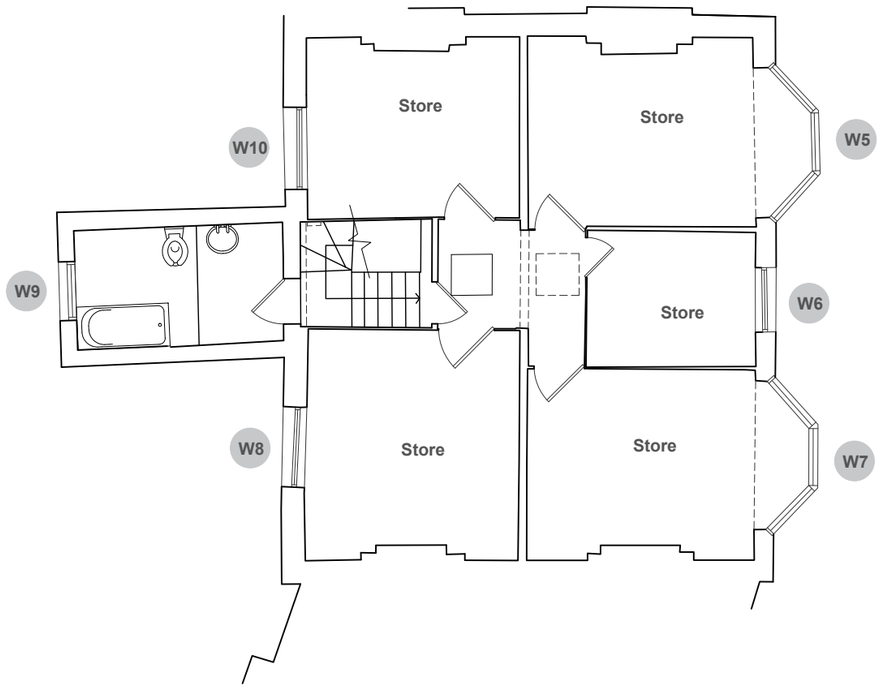
FRONT FACADE

REAR FACADE

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

3. EXISTING / PROPOSED FLOOR PLANS

EXISTING / PROPOSED FIRST FLOOR PLAN



EXISTING / PROPOSED SECOND FLOOR PLAN

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

3.1 EXISTING ELEVATIONS

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

3.2 PROPOSED ELEVATIONS

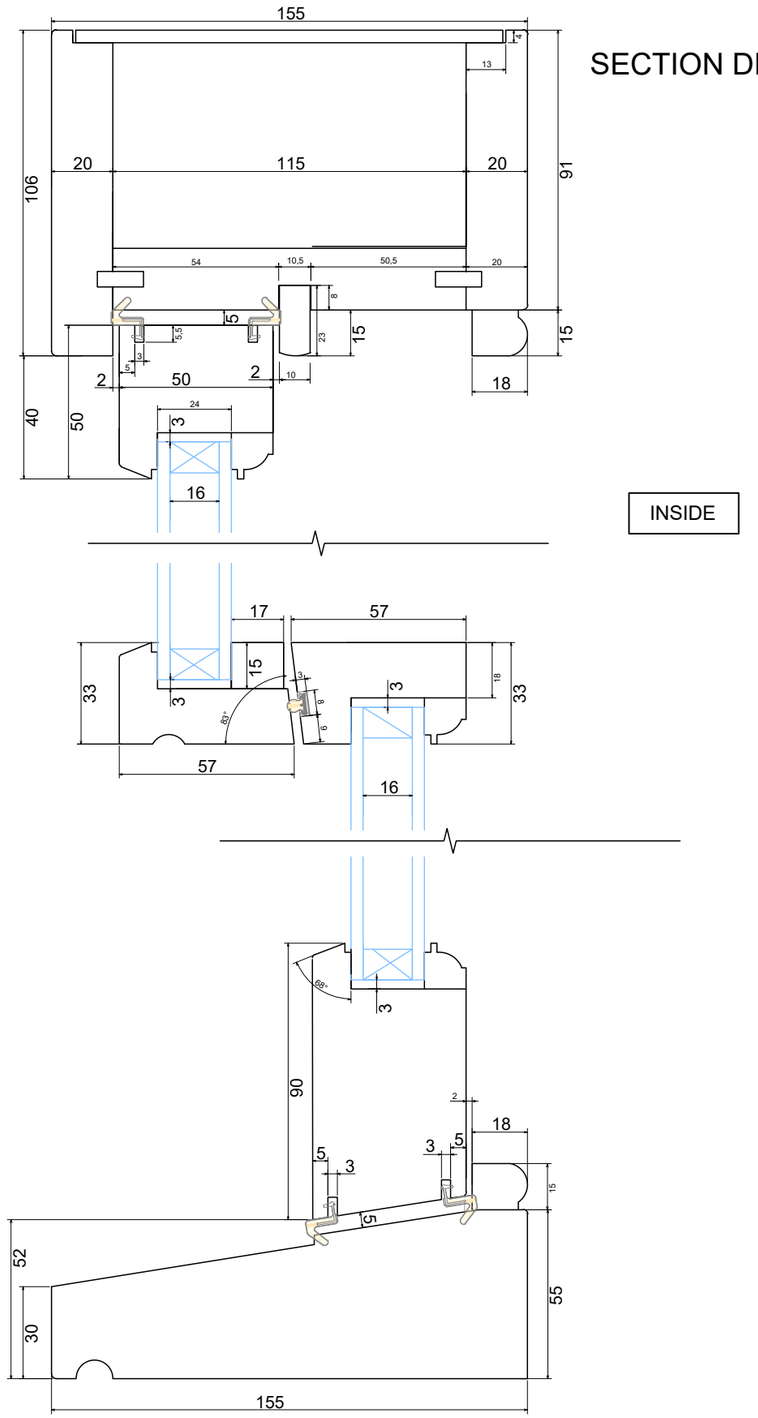
PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

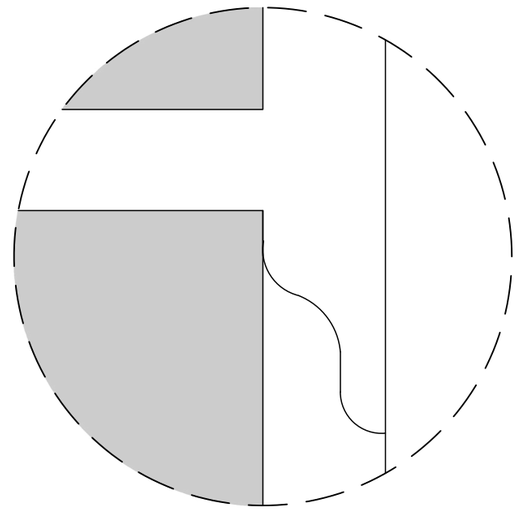
THIN DOUBLE GLAZING

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

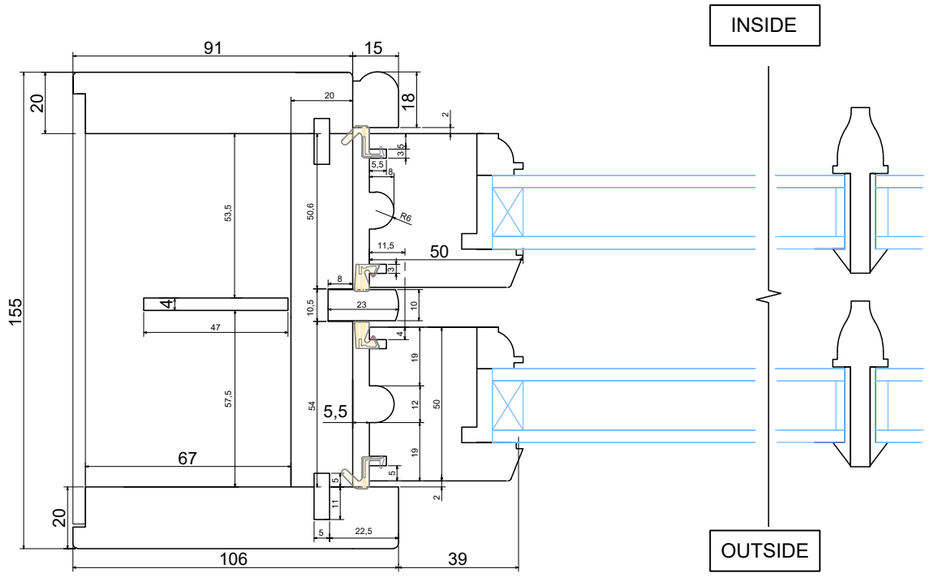
3.3 PROPOSED WINDOWS DETAILS



SECTION DETAIL



HORN DETAIL



PLAN DETAIL

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

4. PLANNING POLICIES & PLANNING STATEMENT

Relevant Planning Policy and Guidance

The legislation, planning policies and guidance relevant to the proposals are as follows:

- Planning (Listed Building & Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF, 2019): Chapter 16. Conserving and enhancing the historic environment
- London Plan (2021) policies: Policy HC1 Heritage conservation and growth
- Lambeth Local Plan (2021) policies: Policy Q20
  Development affecting listed buildings will be supported where it: i. would conserve and not harm the significance/ special interest; ii. iii. would not harm the significance/setting (including views to and from); would not diminish its ability to remain viable in use in the long term; and iv. is justified and supported by a robust Heritage Statement.

The NPPF and Local Plan seek to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance. It notes that substantial harm to or loss of designated heritage grade II Listed Buildings should be wholly exceptional but that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Planning statement

All existing windows at the first and second floors of The Queen's Head Public House are proposed to be replaced with new heritage-style windows, carefully designed to closely match the existing ones in terms of design, proportions, and detailing.

The condition of each window has been assessed and documented in the accompanying report *PL-1066-MB – Schedule of Conditions*. In summary, the majority of the windows are beyond repair, with some elements already having been replaced over time.

The new windows will be fitted with slim-profile double glazing. This type of glazing closely resembles traditional single glazing in appearance but provides a substantial improvement in thermal performance.

Replacing the current single-glazed windows is crucial to enhancing the thermal efficiency of the building envelope and, in turn, improving the overall energy performance of the property.

This approach is considered the most appropriate way to upgrade a listed period building such as The Queen's Head. It maintains the external character of the property, avoiding the visual impact that would come with external wall insulation. At the same time, it protects the building's internal architectural features, which would otherwise be compromised by installing internal insulation that often requires the removal of original period detailing.

Additionally, replacing all the windows at once will provide uniformity in design and significantly improve the appearance of the building.

Heritage assessment

New timber sash windows are proposed throughout. The windows will incorporate slimline double glazing to improve the energy efficiency of the building but will also provide sound insulation for the first and second floor flats.
Stockwell Road is a very busy thoroughfare and double glazing is considered essential for the residential amenity of the occupants.
The current fenestration is in a very poor condition and is likely not original – sash window horns being evident on many of the windows. The form, style and profile of the glazing bars of the proposed windows will match the existing.
No change to the fenestration will be noticeable from the outside of the property, but the overall appearance of the building will be improved.

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

5. CONCLUSION

In conclusion, below is a summary of a few reasons why we believe that the proposal would only benefit the property:

- Provide homogeneity and consistency in the design.
- Improve energy efficiency.
- Enhance acoustic insulation.
- No loss of any original historical features.
- Increase the value of the site.
- Improve security
- Prevent dampness caused by rainwater infiltration.
- Ensure compliance with the Approved Documents of Building Regulations: Part L (Energy Efficiency), Part F (Ventilation), and Part K (Safety).

London Picture Archive

Record No: 340164

Title: New Queens Head Public House, Stockwell Road

Description: New Queens Head Public House, 144 Stockwell Road, erected 1786. Exterior frontage. Nos 146a & 146 to 160 shown on left and no 142 on right.

Artist:

Catalogue No: SC_PHL_02_0974_72_9289

Accession No.:

Date of Execution: 1972

Medium: photograph

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk